

COVINGTON\_ESTATES

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MR. SCHLESINGER: Covington Estates, I agreed for final approval and it was my belief that final approval was based upon either the water moratorium being lifted so they have access to water and I believe that they also have a right to put in wells if they want, is that correct?

MR. EDSALL: Water moratorium does not affect them for a connection, it affects them only as in respect to if they're in the district or not.

MR. BABCOCK: That's correct.

MR. SCHLESINGER: Are they in the district?

MR. BABCOCK: No.

MR. SCHLESINGER: They're not in the district?

MR. BABCOCK: That's the issue because they could be a single connection with a private line, so if they were in the water district, they could build today.

MR. ARGENIO: But to get to the water district they have to extend the main, is that right?

MR. EDSALL: No.

MR. BABCOCK: No, they're just not included in the water district, they'd like to be included in the water district.

MR. EDSALL: There appears to be and again, I didn't do the investigation, but my understanding what's been explained to me is that there's some inconsistencies as to why there's a water district that has a hole in it, why this property's the only property in the entire area that's not in the district.

MR. VAN LEEUWEN: Where is this?

MR. BABCOCK: On Temple Hill Road by Continental Manor.

MR. EDSALL: Part of the problem is was it really inadvertently left out of the district and just a mistake or was it intentional, so that's part of what was being looked at by the Town.

MR. SCHLESINGER: They want to go ahead and build, they can build with well water.

MR. BABCOCK: Well, what the law says they have to have a central system so yes, where they get their water from, the Town used to get their water from wells.

MR. SCHLESINGER: I understand but that central system has to get final approval from fire and health department, is that correct?

MR. EDSALL: Has to get health department.

MR. SCHLESINGER: What about fire?

MR. EDSALL: Not fire because there could be a hydrant lateral put in for fire service.

MR. SCHLESINGER: Who verifies the pressure and the availability of the water, the amount of the water.

MR. EDSALL: The health department looks at pressure, if it involves servicing buildings, if it's just for hydrant for fire flow, the fire inspector's office okays the hydrant.

MR. SCHLESINGER: So a plan would have to be presented to the fire department for an approval.

MR. EDSALL: Fire inspector.

MR. SCHLESINGER: For approval.

MR. EDSALL: For a single hydrant, I would imagine the water department fire inspector would agree to where they want it.

MR. SCHLESINGER: That's fairly large, this has 124 units so how is that addressed?

MR. BABCOCK: This has never happened to us, that's why I, when they created a district, they're flagging a piece of property, this piece of property's in the district, so is this one, so is this one, the water lines might not be there, it's just within the district.

MR. ARGENIO: Neil, you're asking questions, what's your ultimate concern?

MR. SCHLESINGER: They have approval, they can start building condos and they have to supply their own water, there has to be some sort of means for fire hydrants, is that correct?

MR. VAN LEEUWEN: Correct.

MR. SCHLESINGER: Okay.

MR. VAN LEEUWEN: People have to be protected.

MR. SCHLESINGER: So who approves that system?

MR. EDSALL: Central water system?

MR. SCHLESINGER: Yes.

MR. EDSALL: The answer to your questions if other than a well, if a water distribution system goes in, if they obtain the extension to the district, the health

department has to approve that. If a central water system goes in, they still have distribution lines but they'd have a well and hydronomatic tank and storage, health department approves that.

MR. ARGENIO: Who reviews that?

MR. EDSALL: Health department either way, same as a trailer park, health department approves the water system.

MR. MINUTA: Let me just clarify, so potable water and serviceable water for fire is both approved by the Orange County Health Department, is that correct?

MR. BABCOCK: On that project, yes.

MR. MINUTA: Service part is not.

MR. BABCOCK: It all will be.

MR. EDSALL: It all is, it all is, and any water system community, water system has to obtain health department approval, be it a private, non-public water system, meaning well and hydronomatic tank, whatever that is, health department or if it's a distribution system tapped into our main it's health department.

MR. ARGENIO: Neil, do you have a problem with that specifically or you just want to make sure that if they do elect to do something like to at some point in time you want to make sure it's monitored and administered property?

MR. SCHLESINGER: Yes.

MR. ARGENIO: I have the same concern.

MR. VAN LEEUWEN: So do I.

MR. MINUTA: I'm in agreement.

MR. ARGENIO: Private water systems are not something that's never ever been done, it's very seldom.

MR. BABCOCK: We have one in Beaver Dam services 200 houses, we don't have one, they have one.

MR. EDSALL: Windsor Crest had public water but at a private hydro system because they could not get the correct pressures from the Town system, that was part of their approval and that was only eight years ago.

MR. ARGENIO: Meadow Winds in the Town Newburgh has the same thing, they have a private system that's charged by a huge tank and again it was Department of Health that reviewed it.

MR. EDSALL: So the answer is either way the health department has to approve it.

MR. BABCOCK: The code says they have to have a central water system, doesn't say it has to be owned by the Town, just got to be a central water system.

MR. EDSALL: Now as far as the fire flows go internal to the site, their fire walls and the manner in which they build the units may have to change if they have less fire flow available.

MR. SCHLESINGER: And that's supervised by?

MR. EDSALL: Based on what's available Mike will have to review the plans as far as fire separation.